

**Town of Kinderhook  
Planning Board Workshop  
3211 Church Street  
Valatie, NY 12184  
March 13, 2014**

Approved

**Minutes**

The workshop meeting of the Town of Kinderhook Planning Board was held on Thursday, March 13, 2014 beginning at 7:01pm at the Kinderhook Town Hall, 3211 Church Street, Valatie, NY. The meeting was called to order by the Chairwoman, Mary Keegan-Cavagnaro. The roll was taken by the Secretary.

**A. Roll Call**

Present:

Mary Keegan-Cavagnaro, Chairwoman  
Andrew Howard, Town Attorney  
Patrick Prendergast, Engineer  
Jake Samascott  
Chris Simonsen  
Guy Rivenburgh  
Dale Berlin  
Daniel Weiller  
Nataly Dee, Secretary

Excused:

William Butcher  
Peter Haemmerlein

Absent:

None

**B. Correspondence**

1. Review of Minutes:

February 13, 2013 – Workshop  
February 20, 2013 – Meeting

**C. Public Hearings**

None

**D. Old Business**

1. Henry Kazer: Major Subdivision - County Route 28, Valatie;

Mr. VanAlstyne reported that they will appear before the board next month with an update on the project.

2. Dollar General: Site Plan Review – US Route 9, Valatie;  
Public Hearing scheduled for March 20, 2014 at 7:05pm

3. Robert Boll, Jr.: Site Plan Amendment - County Route 28, Valatie;  
Public Hearing scheduled for March 20, 2014 at 7:20pm

Mr. VanAlstyne and Mr. Boll addressed the board. Plans were distributed and reviewed. It was noted that the glazing calculations have changed and the changes will be reflected on the plans. The applicant met with Dean Knox, Jim Everett, and Bernard Kelleher of County Department of Transportation to

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review the entrance from Parker Hall Road. A 24' wide driveway was agreed upon with no culverts or curbs required. Letter will be submitted.

4. Michael & Pamela Bleau: Minor Subdivision/Lot Line Adjustment (with lands of Deibel & Anderson) – McCagg Road, Valatie;  
Public Hearing scheduled for March 20, 2014 at 7:30pm

Mr. VanAlstyne addressed the board and distributed plans for review. He noted that the only change has been that the location of wells and septs on the properties has been added to the plans at the request of the board.

5. Ronald Jay Wills: Zoning Change. This matter has been referred to the Planning Board by the Town Board for their opinion regarding a potential zoning change to this area. The area is currently zoned R2. Mr. Howard reviewed some of the issues involved in the matter. Essentially, a change of this nature would allow for the potential of limited professional use throughout the R2 areas of the town. The history of the site was reviewed. A discussion of some of the issues to be considered ensued. The discussion included, but was not limited to, type of occupation, size of structures, number of employees, number of properties that a change could potentially affect, impact of such a change on residents and town.

A poll of the board was taken as to whether there was a favorable interest to proceed with this discussion, and if so, the attorney could draft some language that might be included in a recommendation for further consideration. The outcome of the vote was favorable; language will be drafted by Mr. Howard for further consideration.

## **E. New Business**

1. Jeff Pfeffer: Jets Auto Body

Mr. Pfeffer addressed the board and distributed plans. Karen Gaspard was also in attendance. Mr. Pfeffer would like to purchase the old Toyota of Kinderhook property from Mr. Habek with the proposition of operating an auto repair shop on the premises. He does not want to change anything structurally; he would like to give the property a facelift, new doors, insulation, siding, etc. An air permit for the ventilation stack was discussed. The applicant did note that he plans to erect a fence at the rear of the property. Additionally, it was noted that scrap parts will not be visible from the road.

There is, essentially, no change of use. No major alterations to the buildings or additional building are being proposed. The percentage of repairs in relation to the entire space was discussed. The current tenant would remain in the space they are renting until their lease is up in November. The time frame for renovations has not been established. The location of the paint booth and ventilation stack should be shown on the plans. Similarly, signage and lighting needs to be shown on the plans.

2. Marc Cebula: Conservation Subdivision. What is the recourse to change the allocation of parcels due to the change of the statute in the code from mandatory to voluntary. Mr. Cebula would like to remove the conservation easement previously approved. He proposes a boundary adjustment between the two lots.

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There has been no sale of any of the lots, no deed transfers, and as such the conservation subdivision itself has not been vested. As a result, the applicant can file an application to have that adjusted.

3. Tal Rapelyea: Minor Subdivision. This application proposes to subdivide a 2.5 acre lot from a 10.7 acre lot. The property is located on the corner of Route 21, Bishop Nelson and Fordham Road. County Department of Transportation will be consulted. Wells and septic will be noted on the plans. Application to the Department of Health will be submitted.

4. Glenn Herbert: Mile Hill Road and Meiske Road. This application proposes to subdivide a 5 acre lot from an existing 25 acre lot. The applicant owns the adjoining lot and proposes a merger of land with the remaining acreage. The applicant would like to sell the smaller lot with a house. There is no development intended for the proposed larger lot. A note should be added to the plans to the effect that there will be no future development without DOH approval.

**F. ZBA Opinions**

None.

**G. Liaisons**

1. Village Planning Boards:

2. Town Board:

3. NYSEG Project: Low voltage alternative proposed. Number were presented to PSC, they thought it was too high. Further review to follow. A low voltage alternative is still under consideration.

**H. Other**

1. Public Comment

A motion to adjourn was made by Mr. Berlin. Motion seconded by Mr. Weiller. All in favor. Motion carried; meeting adjourned at 8:55pm.

Respectfully submitted,

Nataly Dee, Secretary